

Rourke Annexation

ANX-14-002

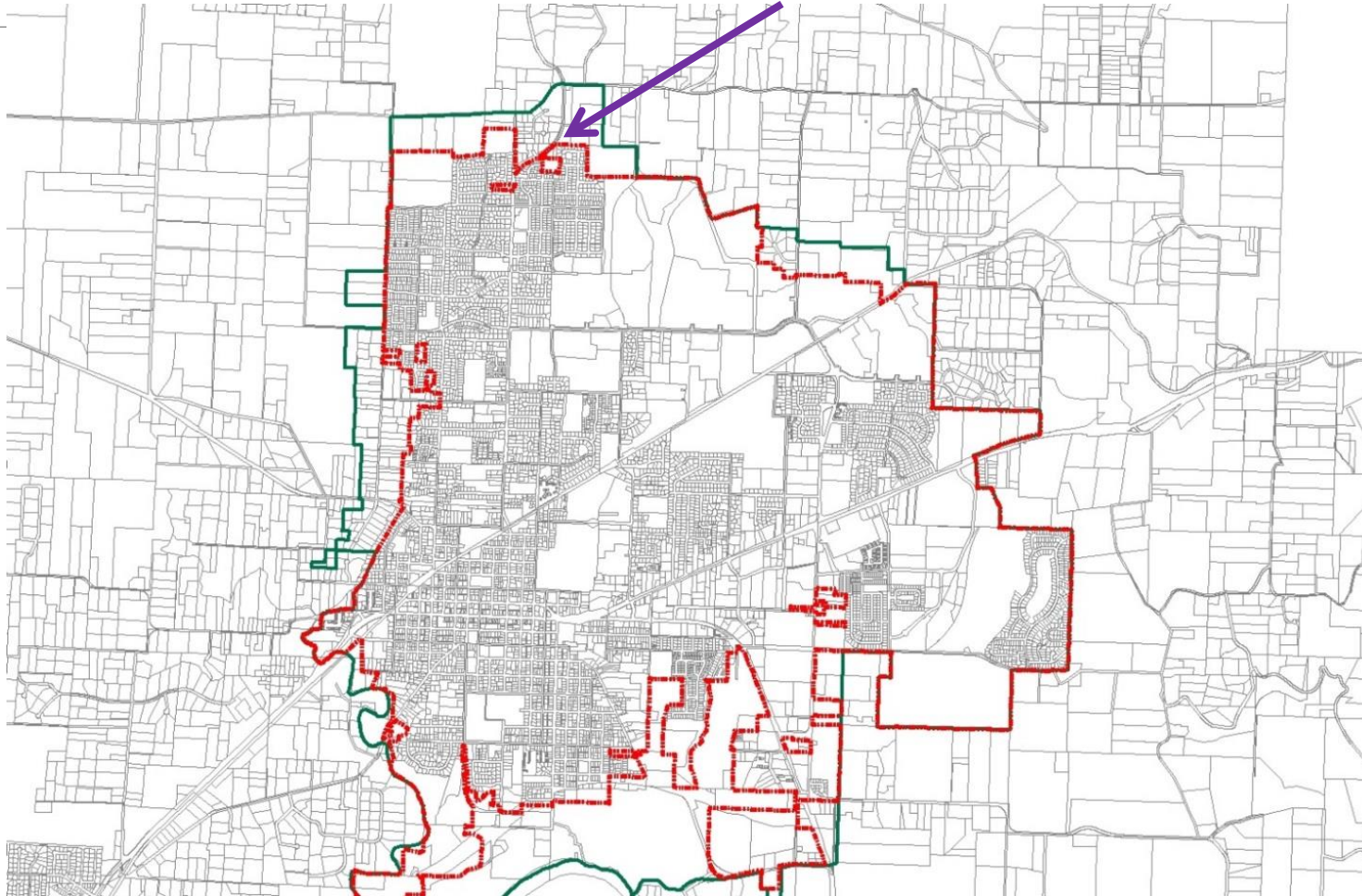
4016 N. COLLEGE STREET

PLANNING COMMISSION HEARING – MARCH 10, 2016

Application Summary

- Request: Annex 2.29 acres into Newberg; change zoning from YC VLDR-1 to Newberg R-1
- Comprehensive Plan Designation: LDR (consistent with R-1 zoning)
- Location: 4016 N. College Street, directly north of the Newberg city limits on the east side of College Street/Highway 219
- Tax Lot: 3208-2900
- Applicable Criteria: 15.250.020, 15.250.030, 15.302.030

Location Map – Far View

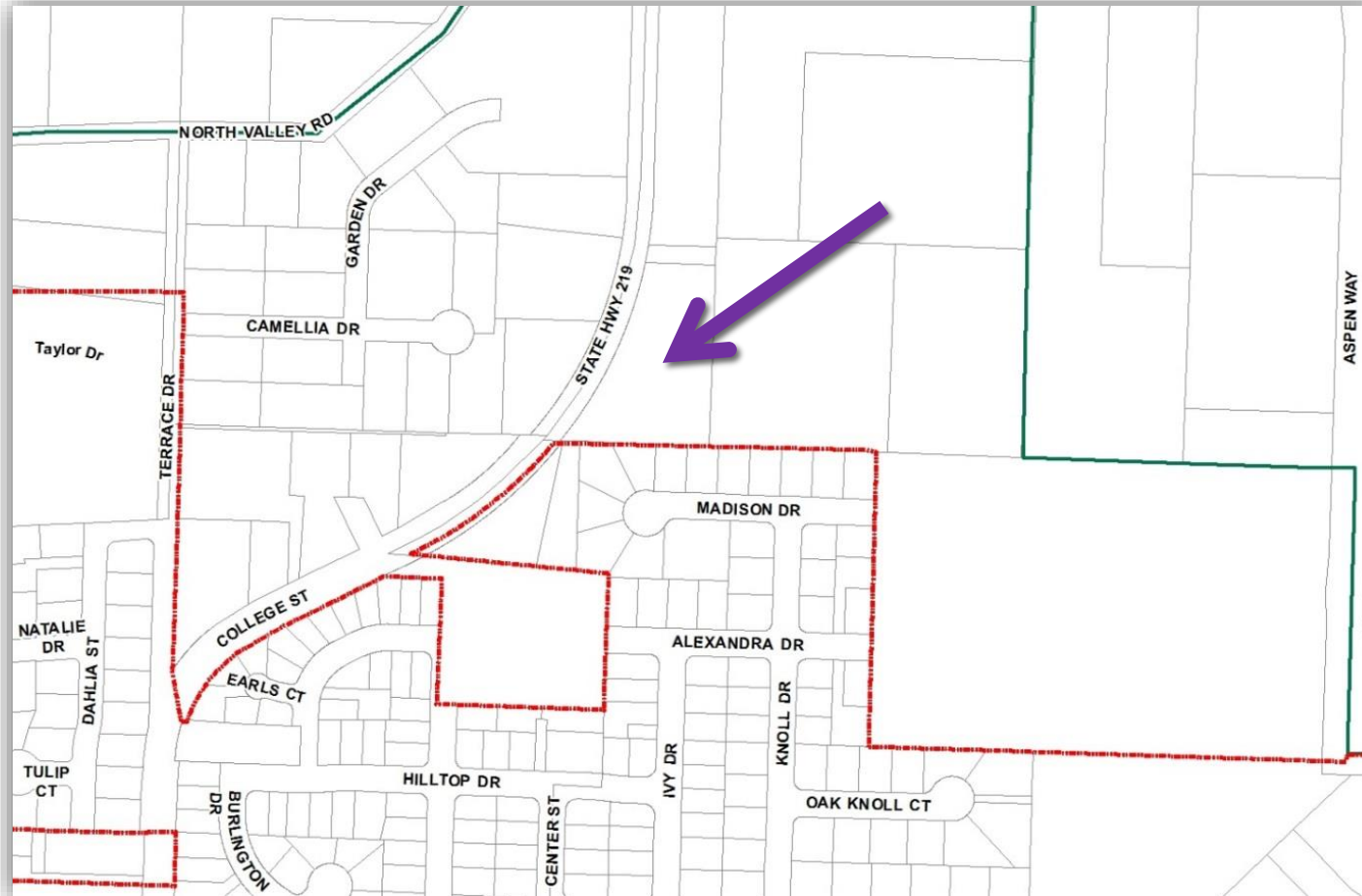


Criteria – 15.250.020 Conditions for Annexation

➤ ***Site must be within the UGB or URA, and contiguous to the existing city limits.***

- The Rourke property is located within the urban growth boundary and is contiguous to the Newberg city limits along its southern boundary.
- Staff recommends the Planning Commission place a condition in Resolution No. 2016-316 for the applicant to revise the legal description of the property to be annexed to include area to the centerline of the adjacent College Street/Highway 219 right-of-way to provide for continuity of the city limits to the west.

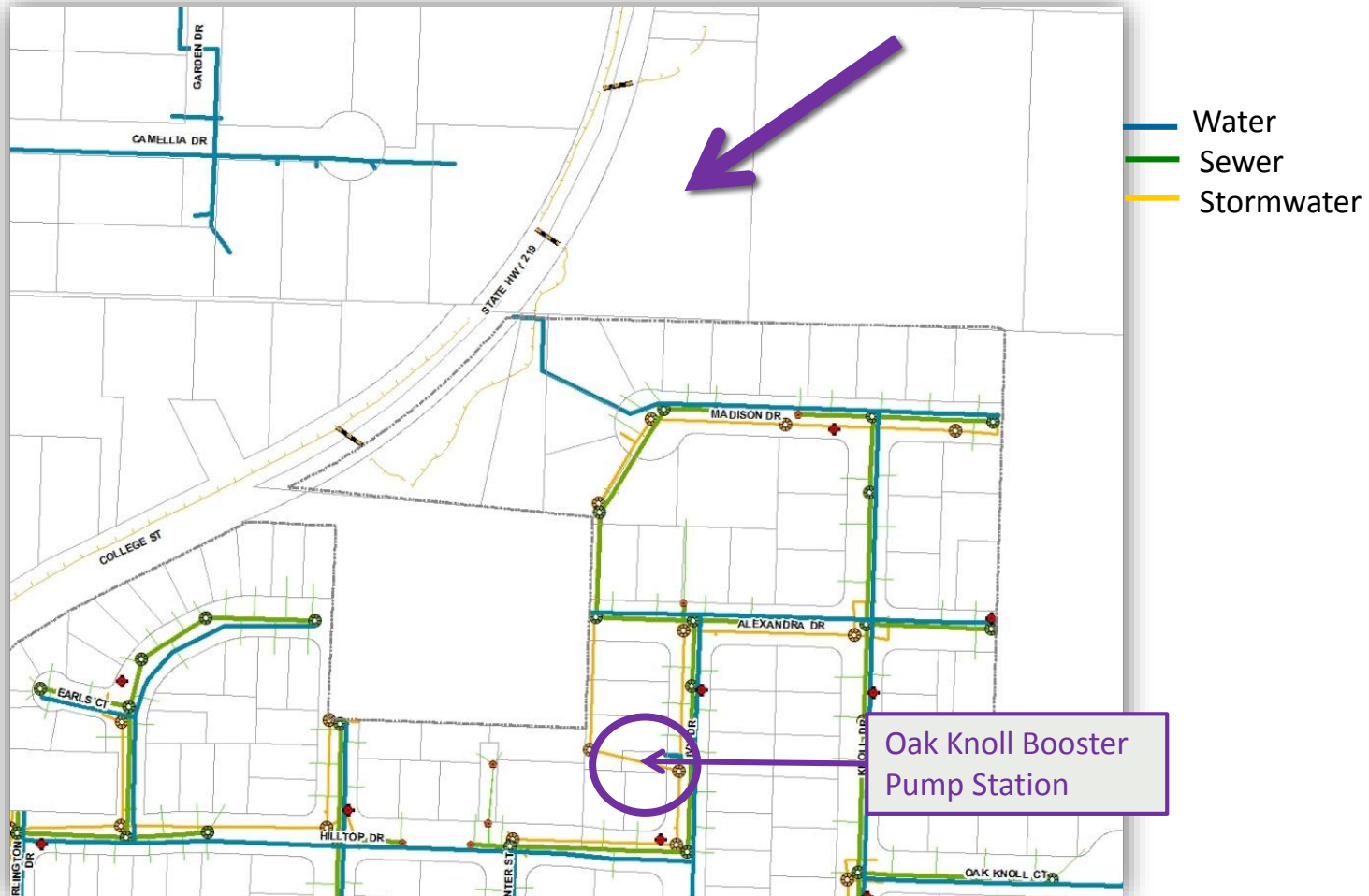
Location Map – Close View



Criteria – 15.250.030 Quasi-Judicial Annexation Criteria

- ***The proposed use complies with the Comprehensive Plan***
- ***Adequate level of urban services available within 3 years: sewer, water, roads; Availability of police, fire, parks, schools***
 - The proposed zoning of R-1 is consistent with the LDR Comp Plan designation.
 - Sewer line is extended across property to North Valley Friends/Veritas properties and has capacity.
 - Water line is extended across property to North Valley Friends/Veritas properties but does not have adequate flow to serve all three properties; upgrades to the Oak Knoll booster pump station have been identified and will be required prior to development.
 - Future development of property will require ROW dedication and street improvements.
 - Police, Fire, parks, and schools are available to serve the future development.

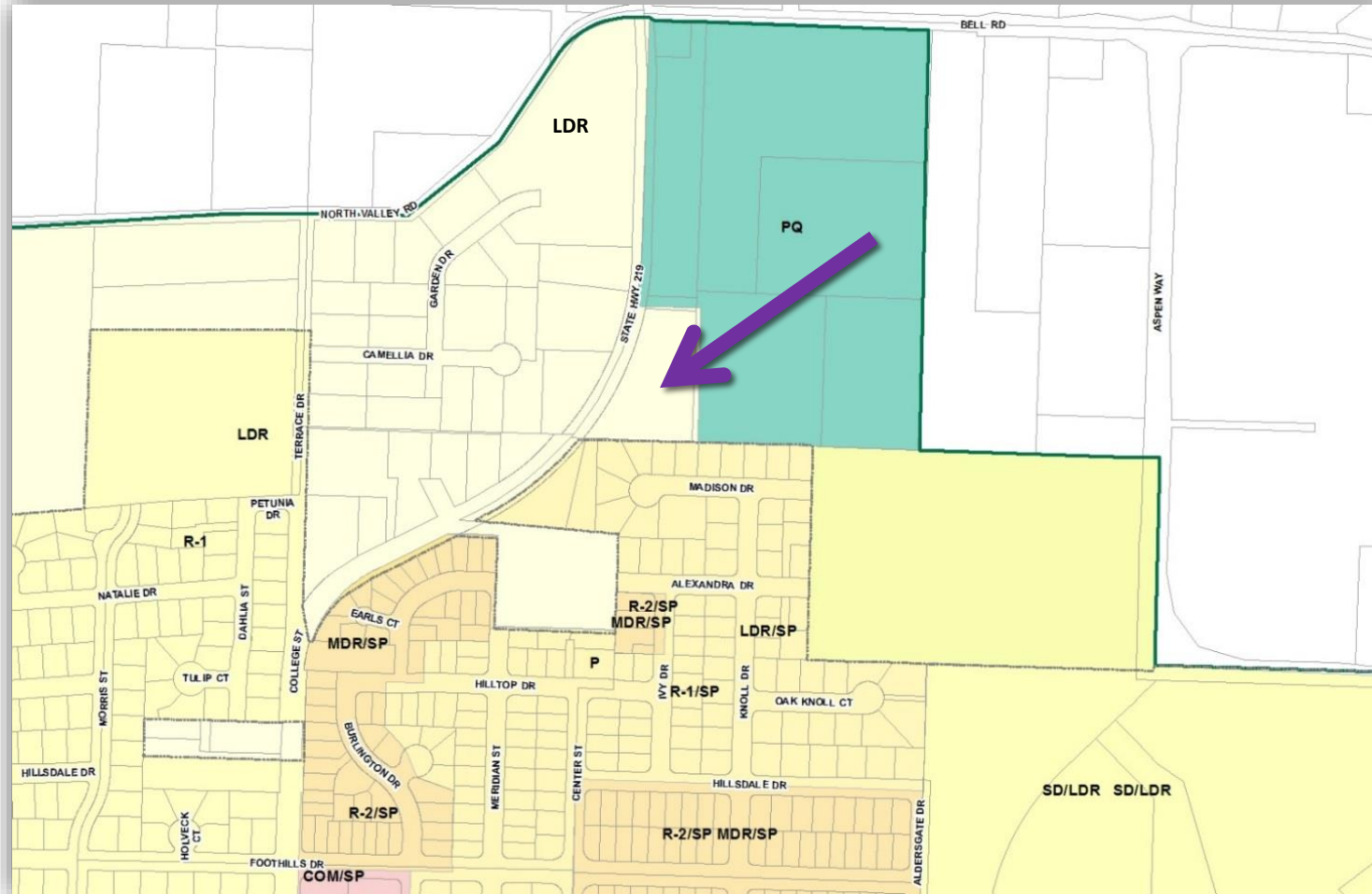
Utilities



Criteria – 15.302.030 Comprehensive Plan Map & Zoning Map Amendments

- ***Proposal is consistent with Comprehensive Plan and Development Code; Public facilities & services are or can be available to support proposed uses***
- ***Compliance with the State Transportation Planning Rule (OAR 660-012-0060) for proposals that significantly affect transportation facilities***
 - R-1 zoning proposal is consistent with Comp Plan; proposal meets other Development Code criteria
 - Public facilities can be made available to support future development
 - Annexation complies with TPR because: the proposed zoning is consistent with the Comp Plan designation placed when brought into UGB; Newberg has an acknowledged TSP that included this property as urbanizable; and this property was included with a UGB amendment that completed analysis for transportation and other public facilities.

Comprehensive Plan/Zoning Map



Aerial View



Staff Recommendation

Adopt Ordinance No. 2016-2799 annexing property located at 4016 N College Street, Yamhill County Tax Lot 3208-02900, into the Newberg City limits and withdrawing it from the Newberg Rural Fire Protection District, and changing the current zoning from Yamhill County VLDR-1 to City R-1